

**Eau Claire Redevelopment Authority Minutes
Meeting of October 27, 2010**

City Hall, Council Chambers

7:30 a.m.

Members Present: Messrs. Halloin, Barr, DeRosa, Green, Huggins and Ms. Wildenberg

Staff Present: Messrs. Schatz, Nick, Tufte, and Mses. Thompson, Casteen

1. Call to order.

At 7:30 a.m. Mr. DeRosa called the meeting to order.

2. Minutes.

The minutes of the September 15, 2010, were approved on a motion by Mr. Barr. The motion was seconded by Ms. Wildenberg, motion carried.

3. Financial Statements.

Ms. Casteen presented the financial statement for September 2010. The operating expenses for the month were \$1,808.72, which included postage, storm water fees, copies, and technical services related to the pending sale of property in the N. Barstow area to Phoenix Parkside, LLC. There were no capital expenses in September. Ms. Wildenberg made a motion to approve the financial statements. Mr. Green seconded the motion, the motion carried.

4. Discussion of a purchase and development agreement with John Mogensen for 2 S. Barstow.

Mr. DeRosa moved onto item #5 to allow time for a representative from Mr. Mogensen's office to be present for discussion.

5. Review request from Bartingale to make minor improvements to their property at 2021 Oxford Avenue.

Mark Franson, with Bartingale, presented a request to the Board to make minor improvements to their property located at 2021 Oxford Avenue. They would like to create a parking lot approximately 75 x 100 feet. This additional space will allow them to drive around the perimeter of the property and also allow them more room for storage of larger items. The estimated cost of the project is \$13,200. After discussion by the Board, Mr. Huggins made a motion to submit a recommendation from the Redevelopment Authority to the City Council in favor of the project. Ms. Wildenberg seconded the motion, motion carried.

6. **Review alternatives in the West Riverside District Plan.**

Mr. Tufte presented a partial draft of the West Riverside District Plan. The plan is being brought to the RDA for any questions or comments prior to the committee's completion of a final draft. Mr. Tufte explained to the Board that the process to date has included two steering committee meetings, including the public to determine the needs and wants of the area. This is being brought to the Redevelopment Authority because of their involvement in the West Bank redevelopment area.

Closed Session

Ms. Wildenberg made a motion to move into closed session, seconded by Mr. Green. Motion carried, moved into closed session at 8:09 a.m.

Open Session

Mr. Barr made a motion to move into open session, seconded by Mr. Huggins. Motion carried, moved into open session at 8:28 a.m.

7. **Motion to approve a purchase and development agreement with John Mogensen for property at 2 S. Barstow Street.**

The RDA postponed the motion to approve the purchase and development agreement with John Mogensen for property at 2 S. Barstow pending further negotiations between the parties.

8. **Announcements, directions and correspondence.**

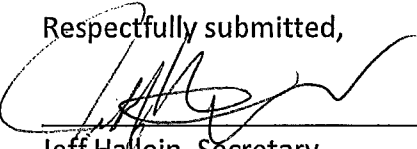
Mr. DeRosa directed staff to notify Mr. Mogensen about the decision of the Board to postpone the approval until such time that all parties can be available to discuss the agreement. The RDA will make this topic an agenda item at the next meeting.

The Board instructed staff to research all possible options regarding the 2 S. Barstow building, including the costs and benefits of the current offer and demolition.

9. **Adjournment.**

Ms. Wildenberg made a motion to adjourn, motion was seconded by Mr. Halloin. Meeting adjourned at 8:34 a.m.

Respectfully submitted,



Jeff Halloin, Secretary